

# DISTRICT III ADVISORY BOARD

## AGENDA

November 5, 2008  
7 p.m.

Wichita WATER Center  
101 E. Pawnee

### ORDER OF BUSINESS

- Call to Order
- Approval of minutes for October 1, 2008

### PUBLIC AGENDA

#### 1. Scheduled Items

No scheduled items

#### 2. Non-Scheduled Items

**Recommended Action:** Receive and file.

### STAFF REPORTS

#### 3. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

**Recommended Action:** Receive and file.

#### 4. Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

**Recommended Action:** Receive and file.

### NEW BUSINESS

#### 5. South Broadway Streetscape

**Gary Janzen, Public Works Engineering**, will present information on the South Broadway Streetscape design. Funds have been allocated for streetscape improvements along Broadway from Pawnee to the Arkansas River and from Kellogg to Gilbert. The segment between Pawnee and the Arkansas River is in District III. For the north section, between Kellogg and Gilbert, upgraded street and ornamental pedestrian lighting will be installed along both sides of Broadway. Trees will be planted along Broadway and the existing median south of Kellogg will be improved. For the south section, between Pawnee and the Arkansas River, new street lights will be installed on the west side of Broadway. Two raised landscaped medians will be

constructed in Broadway between the entrances to the Wal-Mart shopping center. Trees will be planted along both sides of Broadway and in the medians.

**Recommended Action:** Staff recommends approval of the Broadway streetscape project between Pawnee and the Arkansas River.

6. **Parks, Recreation and Open Space Plan (PROS)**

**Karen Walker, Park and Recreation, and Marla Flentje, The Austin Peters Group,** will provide information on the Wichita Parks, Recreation, and Open Space Plan as an element of the Wichita-Sedgwick County Comprehensive Plan.

**Recommended Action:** Provide feedback and recommend adoption by the Wichita City Council as an element of the Wichita-Sedgwick County Comprehensive Plan.

7. **ZON2008-52/CUP2008-40, Southwest corner of 47<sup>th</sup> St. S. and Hydraulic Avenue**

**Derrick Slocum, Metropolitan Area Planning,** will present a request in which the applicant proposes to create a Commercial Community Unit Plan (“CUP”) containing approximately 8.3 acres consisting of five parcels for development. The property is currently zoned SF-5 Single-family Residential (“SF-5”) and the proposed zone change is for GC General Commercial (“GC”) zoning. The property is located at the southwest corner of 47<sup>th</sup> Street South and Hydraulic Avenue. Parcel 1 is 1.16 acres in size and is located on the northeast corner of the subject site, right at the intersection of 47<sup>th</sup> Street South and Hydraulic Avenue. Parcel 2 is 0.71 acres in size and is located just west of Parcel 1, along 47<sup>th</sup> Street South in the north central part of the proposed CUP. Parcel 3 is 0.92 acres in size and is located west of Parcel 2, along 47<sup>th</sup> Street South in the northwest part of the proposed CUP. Parcel 4, the largest parcel, is 4.71 acres in size and occupies approximately the southwest half of the subject site. Parcel 5 is 0.75 acres in size and is located south of Parcel 1, along Hydraulic Avenue in the southeast part of the proposed CUP.

**Recommended Action:** Staff recommends the request be approved subject to replatting within one year, and subject to listed conditions.

8. **Overview of condemnation, VNR and abatement cases**

**Deb Legge, Julie Irvin and Harlan Bascombe,** will present information on the 2008 condemnation, VNR and abatement cases.

**Recommended Action:** Receive and file.

9. **ZON2008-34/CUP2008-00024 DP 261, location south of Kellogg and east and west of Oliver**

**Donna Goltry, Metropolitan Area Planning,** will present a request whereby the applicant proposes to amend DP-261 Oliver Retail Community Unit Plan to add 3.4 acres and five parcels to the CUP. DP-261 was originally approved in 2002 for five acres lying east and west of Oliver Avenue south of Kellogg, extending to the south to Orme Street. The expansion area is located (1) east and west of Dellrose Avenue north of Orme Street, (2) on the east side of Pershing Avenue extending 50 feet south of the CUP boundary and (3) between Oliver Avenue and Glendale Avenue extending 120 feet south of existing CUP boundary (including Eilerts Street right-of-way). Total acreage with the proposed expansion is 8.54 acres.

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**Recommended Action:** staff recommends the request be approved subject to replatting within one year and subject to the listed conditions.

### **BOARD AGENDA**

#### **10. Updates, Issues and Reports**

Opportunity for the Council Member and the District Advisory Board members to report any activities, events or concerns in the neighborhoods or District III.

- a. Council Member Skelton
- b. DAB members

**Recommended Action:** Receive and file.

#### **11. Adjournment**

The next regularly scheduled meeting for the District III Advisory Board will be held at 7 p.m. on December 3, 2008, at the Wichita WATER Center, 101 E. Pawnee.